

DISCLOSURE PACKET

43195 Montgomery Ave, Davis CA 95618

Yolo County APN # 069-010-048-000

Disclosure and documents available upon request for review and will be included in the purchase contract:

- Montgomery Ave Property Improvements
- Seller Property Questionnaire (Form SPQ)
- Transfer Disclosure Statement (Form TDS)
- Solar Advisory and Questionnaire (Form SOLAR)
- Natural Hazard Disclosure report prepared by MyNHD
- Title Report prepared by Placer Title Company
- California Residential Purchase Agreement and Joint Escrow Instructions (Form RPA)
- Seller License to Remain in Possession Addendum (Form SIP)
- Contingency Removal No. 1 (Form CR)
- Disclosure Regarding Real Estate Agency Relationship (Form AD)
- Possible Representation of more than one buyer or seller – Disclosure and Consent (Form PRBS)
- Wire Fraud and Electronic Funds Transfer Advisory (Form WFA)
- Buyer's Investigation Advisory (Form BIA)
- Statewide Buyers and Sellers Advisory (Form SBSA)
- California Consumer Privacy Act Advisory (Form CCPA)
- Fair Housing and Discrimination Advisory (Form FHDA)
- BPG House Inspection Report dated 05/16/2025
- Frank's Septic Report dated 05/16/2025
- Casa Control Pest Report dated 05/21/2025
- Solar Contract & Permit
- Well – LGS – 07/01/2015
- Building Permit – House
- Building Permit – Barn

THE ABOVE DISCLOSURE DOCUMENTS ARE AVAILABLE PRIOR TO AUCTION AND SHALL BE SIGNED BY THE SUCCESSFUL BIDDER AND SELLER UPON THE CONCLUSION OF THE AUCTION.

THE DISCLOSURE ARE AVAILABLE AT:

<https://app.disclosures.io/link/43195-Montgomery-Avenue-j5ghtwji>